

**ZONING COMMISSION
PUBLIC HEARINGS
July 20, 2016**

Bill Stopper opened the Public Hearing with the following in attendance:

MEMBERS:

William Stopper, Chair
April Slauson, Secretary- absent
Richard Cool
Neil Mascola
Wendyann Fowler
Matthew DeBarber, Alternate
Caroline Hennessey, Alternate
Amanze Williams, Alternate

OTHERS:

Sue Goggin, Town Planner, ZEO, WEO
Lori Rotella, Assistant ZEO
Public - 2

6:00 P.M. - PUBLIC HEARING: for request to grant a one year extension for PDD #11 at 909 Prospect Street until August 2017, Applicant: Fulling Mills Development, LLC.

Jim Warren, Fulling Mills Development, confirmed that the commission received a letter from Wayne Zirolli stating what has been done. Susan Goggin went out to inspect the property on Tuesday, July 19, 2016. Jim explained all of the work that he has completed to date. He stated he should be done by the end of the year. He still needs to hear from the home owners regarding well tests. Susan stated that there was quite a bit of progress done at the site. Jim explained he is trying to get traffic to use the new entrance off Prospect Street. The old entrance off Spring Road is basically used by his Prospect clients or people working in the back of the property. He also mentioned that it is a legal right of way and does not want to close that entrance. The big truck traffic uses the entrance on Route 68 to enter and exit. Susan also mentioned that the Fire Department stated that the original entrance should stay open for an emergency access. There was no public comment. William Stopper closed the public hearing.

6:15 P.M. – CONTINUED PUBLIC HEARING: for special permit for proposed restaurant at 233 Rubber Avenue (former VFW), Applicant: Mehmet Yilmaz. **Public hearing opens 6/15/16, must close by 7/20/16, unless extension granted.**

Brian Plourde, Pustola & Associates, 185 Meadow Street, Naugatuck, representing Mehmet Yilmaz for a proposed restaurant at 233 Rubber Avenue. Brian explained that the public hearing was continued from last month because they were waiting for comments from WPCA and the Land Use Department. They have since received all approvals and revised their plans dated July 20, 2016 to reflect the comments. Susan received reports from all of the commissions with no conditions except for the WPCA which, as previously stated, are noted on the July 20, 2016 plans. William Stopper read a letter from Brian Plourde, dated July 20, 2016, into the record, regarding a traffic concern. There were no further questions from the commission. William Stopper closed the public hearing.

**NAUGATUCK ZONING COMMISSION
REGULAR MEETING
July 20, 2016**

William Stopper opened the meeting with the following in attendance:

MEMBERS:

William Stopper, Chair
April Slauson, Secretary - absent
Richard Cool
Neil Mascola
Wendyann Fowler
Matthew DeBarber, Alternate
Caroline Hennessey, Alternate
Amanze Williams, Alternate

OTHERS:

Sue Goggin, Town Planner, ZEO, WEO
Lori Rotella, Assistant ZEO
Public - 2

1. At 6:00 P.M., William Stopper opened the meeting with the Pledge of Allegiance, took attendance and noted there was a quorum. William made Matthew DeBarber a regular voting member in place of April Slauson.
2. Executive session with the Borough Attorney.
There was no executive session.
3. Approval of the June 15, 2016 Public Hearing and Meeting Minutes. The secretary will sign previously approved minutes.

VOTED: 4-0-1 on a motion by Wendyann Fowler and seconded by Neil Mascola to **APPROVE** the June 15, 2016 Public Hearing and Meeting Minutes as amended.

FOR

Neil Mascola
Rick Cool
Wendyann Fowler
William Stopper

AGAINST

ABSTAIN

Matthew DeBarber

4. OLD BUSINESS:

- A. Commission discussion/decision regarding for special permit for proposed restaurant at 233 Rubber Avenue (former VFW), Applicant: Mehmet Yilmaz.

There was no discussion from the commission.

VOTED: Unanimously on a motion by Rick Cool and seconded by Neil Mascola to **APPROVE** with no conditions the special permit for restaurant at 233 Rubber Avenue, Applicant: Mehmet Yilmaz

5. NEW BUSINESS

- A. Commission discussion/decision regarding request for a one year extension for PDD #11 at 909 Prospect Street until August 2017, Applicant: Fulling Mills Development, LLC.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Wendyann Fowler to **APPROVE** the request for a one year extension for PDD #11 at 909 Prospect Street until August 2017, Applicant: Fulling Mills Development, LLC.

- B. Accept application, refer to planning commission, set public hearing for August 17, 2016 at 6:15 P.M. for special permit for commercial building at 1160 New Haven Road, Applicant: NERP Holding & Acquisitions, LLC.

Susan Goggin noted for the record that the special permit for the commercial building and the earth excavation application will run together. The commission will vote separately on each application. Jim Cassidy, Professional Engineer, Hallisey, Pearson & Cassidy Engineering Assoc. Inc., 35 Cold Spring Road, Unit #511, Rocky Hill representing NERP Holding & Acquisitions, the preferred real estate developer for Tractor Supply. Jim went over an aerial map for the proposed location of the building, which is located in the New Haven Road Design District. Jim explained what products Tractor Supply offers for sale. He also described the layout of the 19,000 square foot building, where everything will be located on the site and the location of the entry way to the site on Candee Road. There will be 82 parking spaces, 10 feet by 20 feet in size. Jim stated that this is not a high traffic generating business. They are proposing to move 28,400 cubic yards of material off of the site. Originally, the plans were to enter and exit the property from New Haven Road but that would require 80,000 cubic yards of material to be removed from the site. They are also acquiring the back part of the property next door at 1152 New Haven Road. They will be doing a traffic study. Jim mentioned that the highest traffic count would be on the weekends. Tractor Supply is looking to open in the spring of 2017. Jim also mentioned that from the date they put a shovel in the ground and put a pad on the ground, they only have 160 days to turn over the building to Tractor Supply.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Wendyann Fowler to **ACCEPT** the application, **REFER** to planning commission, and **SET** the public hearing for August 17, 2017 at 6:15 P.M.

- C. Accept application, refer to planning commission, set public hearing for August 17, 2016 at 6:30 P.M. for earth excavation at 1160 New Haven Road, Applicant: NERP Holding & Acquisitions, LLC.

See discussion under New Business B.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Wendyann Fowler to **ACCEPT** the application, **REFER** to planning commission, and **SET** the public hearing for August 17, 2017 at 6:30 P.M.

D. Commission discussion regarding Sewer Service Area and Proposed Expansion Areas.

Jim Stewart explained to the commission that it is a duty of the WPCA to create a Sewer Service and Expansion Map. He reviewed the proposed map and explained what the different areas represent. The reason for the map is to help developers know, in advance, what areas would be approved for sewers and what areas would not. Jim requested comments from DEEP, the Council of Governments and the various commissions. The treatment plant has the capacity for future expansion. The developer would pay for the sewers in their new subdivisions. Jim explained that previously, the entire town was in an expansion area. DEEP now lets the town decide what areas are best for sewers. The commission questioned if a developer came in after the map was approved, would they possibly be able to put in sewers in an avoidance area. Jim explained that they would have to go before the WPCA first. Jim also stated that some towns use sewer avoidance to restrict development but this town wants development.

E. Additional items require a 2/3 vote of the Commission.

VOTED: Unanimously on a motion by Richard Cool and seconded by Neil Mascola to **ADD** to the agenda site plan application for expanded parking for repair shop located at 1264 & 1268 New Haven Road.

Susan explained that we received the site plan application into the office on Tuesday, July 19, 2016 for 1264 & 1268 New Haven Road. Pat Proto explained to the commission that his son owns and runs the business. They are looking to acquire additional parking for the business. Susan found the original site plan from 1990 showing the parking in the same areas they are looking to expand to now. Due to the age of the original site plan, they were required to submit an updated one. There are two buildings on the lots with approximately 5 feet between them. Pat stated they did not put in an exact number of parking spaces due to the different types of vehicles they work on and the different amount of space required for each, ex. motorcycles, trucks, trailers, etc. The commission asked if he will be selling any vehicles from this location. Pat stated, not at this time but maybe in the future. Pat also stated there is a shared driveway to share with the tenant.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Wendyann Fowler to **APPROVE** vehicle expansion parking for repair shop located 1264 & 1268 New Haven Road.

6. Chairman Report
There was none.

7. ZEO Report

Susan let the commission know that the fence at 140 Lines Hill Street was taken down and the permit fees were reimbursed to the home owner.

8. Public Comment

There was none.

9. Adjournment

VOTED: Unanimously on a motion by Rick Cool and seconded by Matthew DeBarber to adjourn the meeting at 7:00 P.M.

RESPECTFULLY SUBMITTED:

April Slauson, Secretary/lr